126.0	0002	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,053,700 /	1,053,700
USE VALUE:	1,053,700 /	1,053,700
ASSESSED:	1,053,700 /	1,053,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUCHER LINDA M
Owner 2:	
Owner 3:	
Street 1:	19 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 3089 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	492,400	7,800	553,500	1,053,700
Total Card	0.149	492,400	7,800	553,500	1,053,700
Total Parcel	0.149	492,400	7,800	553,500	1,053,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.11 | /Parcel: 341.11

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80860
GIS Ref	
GIS Ref	
Insp Date	04/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0002-0006.0

!9737!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	492,400	7800	6,500.	553,500	1,053,700		Year end	12/23/2021
2021	101	FV	477,400	7800	6,500.	553,500	1,038,700		Year End Roll	12/10/2020
2020	101	FV	477,400	7800	6,500.	553,500	1,038,700	1,038,700	Year End Roll	12/18/2019
2019	101	FV	356,500	7800	6,500.	584,300	948,600	948,600	Year End Roll	1/3/2019
2018	101	FV	356,500	7800	6,500.	430,500	794,800	794,800	Year End Roll	12/20/2017
2017	101	FV	356,500	7800	6,500.	412,100	776,400	776,400	Year End Roll	1/3/2017
2016	101	FV	356,500	7800	6,500.	381,300	745,600	745,600	Year End	1/4/2016
2015	101	FV	347,800	7800	6,500.	319,800	675,400	675,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:32:22

LAST REV

Date	Time
04/24/18	09:27:25

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9737

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13725-313		6/1/1979		60,000	No	No		Y

USER DEFINED

Prior Id # 1:	80860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2018	Meas/Inspect	CC	Chris C
11/25/2008	Entry Denied	336	PATRIOT
11/2/1999	Meas/Inspect	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	553,498	Spl Credit		Total:	553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17923379
Const Adj.:	1.00000000
Adj $ / SQ:	153.300
Other Features:	98083
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551982
Depreciation:	59614
Depreciated Total:	492368

COMMENTS

INTERIOR VERY GOOD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

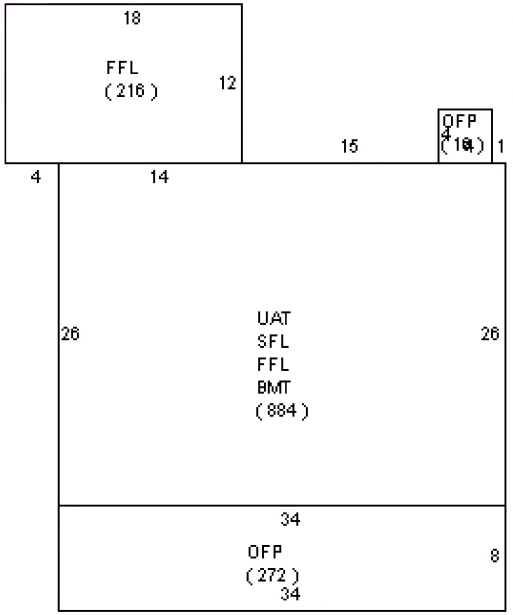
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	168.63
Special Features:	0	Val/Su Net:	145.81
Final Total:	492400	Val/Su SzAd	248.19

SKETCH



Sum Area By Label :
FFL = 1100
UAT = 884
SFL = 884
BMT = 884
OFP = 288

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,100	153.300	168,630
BMT	Basement	884	75.880	67,081
SFL	Second Floor	884	153.300	135,518
OFP	Open Porch	288	22.230	6,402
UAT	Upper Attic	221	118.040	26,087

Net Sketched Area:	3,377			Total:	403,718
Size Ad	1984	Gross Area	4040	FinArea	3089

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	32X20	A	AV	1927	18.91	T	40	101			7,300			7,300
19	Patio	D	Y	1	12X16	A	AV	1927	4.20	T	40.8	101			500			500

More:	N	Total Yard Items:	7,800	Total Special Featues:	
				Total:	7,800